

ATTACHMENT D

This forms part of application

DP23-0088 DVP23-0089



City of
Kelowna
COMMUNITY PLANNING

1564 Pandosy St	V1Y 1P4	Kelowna	BC	Canada Post mail out	September 25th, 2024	NA
1565 Pandosy St	V1Y 1P5	Kelowna	BC	Canada Post mail out	September 25th, 2024	NA
1566 Pandosy St	V1Y 1P4	Kelowna	BC	Canada Post mail out	September 25th, 2024	NA
1567 Pandosy St	V1Y 1P5	Kelowna	BC	Canada Post mail out	September 25th, 2024	NA
1568 Pandosy St	V1Y 1P4	Kelowna	BC	Canada Post mail out	September 25th, 2024	NA
1598 Pandosy St	V1Y 1P4	Kelowna	BC	Canada Post mail out	September 25th, 2024	NA
1551 Water St	V1Y 1J8	Kelowna	BC	Canada Post mail out	September 25th, 2024	NA
1560 Water St	V1Y 1J7	Kelowna	BC	Canada Post mail out	September 25th, 2024	NA
1 - 1562 Water St	V1Y 1J7	Kelowna	BC	Canada Post mail out	September 25th, 2024	NA
2 - 1562 Water St	V1Y 1J7	Kelowna	BC	Canada Post mail out	September 25th, 2024	NA
4 - 1562 Water St	V1Y 1J7	Kelowna	BC	Canada Post mail out	September 25th, 2024	NA
1570 Water St	V1Y 1J7	Kelowna	BC	Canada Post mail out	September 25th, 2024	NA
1580 Water St	V1Y 1J7	Kelowna	BC	Canada Post mail out	September 25th, 2024	NA
1616 Water St	V1Y 1J9	Kelowna	BC	Canada Post mail out	September 25th, 2024	NA

Planer
Initials
TA

Owner Contact

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City Contact

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Scan to learn more about
Mission Group:



missiongroup.ca



346 Lawrence/1551 Water St
Kelowna BC

DP23-0088 | DVP23-0089

Deadline to provide feedback: October 4th, 2024

Dear Neighbour,

Thank you for taking the time to review this updated project notification, being provided to you in advance of the City's consideration of our Development Permit and Development Variance Permit application.

A summary of our application is provided, including project highlights and a summary of requested variances proposed. Mission Group is pleased to be bringing new rental and condo housing to Kelowna's downtown. We would welcome any feedback or questions on our proposal – please see contact information enclosed.

About the Project

1. The project is a 33-storey, mixed use building, that will add 6,695 sq ft of high-quality retail space, 89 rental units and 173 condo units to Kelowna's housing market.
2. Through a covenant it is guaranteed that a portion of this tower (89 units) will be rental housing in perpetuity.
3. The Lawrence Ave and Water St frontage will have a variety of retail tenants enriching the pedestrian experience of downtown Kelowna.
4. In addition to private balconies for each suite, we have designed both indoor and outdoor common amenity space for the enjoyment of building residents.
5. The rental portion of this project will be owned and managed by Mission Group, based locally in Kelowna.

Proposed Development Variance

In addition to the Development Permit proposal, our application is requesting the following variances to the City of Kelowna Zoning Bylaw:

Tall Building Regulations: Max Floorplate

The Zoning Bylaw 9.11 allows developments to have a residential floor plate size of 750m². We are requesting a variance for the floor plates of our rental floors (level 6-12) to help us provide more than 2 additional rental units per rental floor, aligning with the City of Kelowna's strategy of securing more rental units for the community.

Location of Long-Term Bicycle Parking

The Zoning Bylaw (Table 8.5.1) notes that the minimum distance between bike racks is 450mm. Our proposal introduces vertically staggered wall-mounted bicycle racks with spacing of 375mm to maximize space efficiency while ensuring usability.

Tall Building Regulations: Step-back Above Podium

The Zoning Bylaw (Table 9.11) requires a 3.0m tower step-back above the podium, including balconies. Our proposal provides a reduced step-back on the lane side, limited to balconies, with a 2.5m setback on Levels 6-13 and 2m on Levels 14-33. The building facade will remain 4.5m from the property line. As the encroachment is on the north lane side, it will minimally impact the pedestrian realm and not affect daylight.

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